



Building Missouri's Legacy

REVENUE BOND PROJECT

Harry S Truman State Park

MISSOURI STATE PARKS

Missouri Department of Natural Resources

PO Box 176

Jefferson City MO 65102

mostateparks.com

01/21



MISSOURI
DEPARTMENT OF
NATURAL RESOURCES





Camper Cabin in Missouri State Parks



Harry S Truman State Park CAMPER CABIN PROJECT

The demand for lodging in Missouri State Parks continues to increase. Camper cabins have been very successful in several state parks around the state (See Example A). These camper cabins will be installed on existing underutilized basic campsites. The camper cabins offer electric, heating and cooling, refrigerator and microwave. Cabin guests use the campground restrooms and showerhouse like other campers.

The installation of the camper cabins would cost an estimated \$872,000 (See Example B). The camper cabins would generate nearly \$54,700 (See Example C) in annual revenue based on similar camper cabins in other state parks. The estimated life span of the camper cabins is 25 years, nine years past the projected benchmark of 16 years.

A. WHY PURSUE THIS PROJECT?

Missouri state parks have featured camper cabins for more than 15 years. Camper cabins provide a low cost overnight opportunity for visitors that want to experience state parks, but might not own camping equipment, and are a very popular choice among families. The occupancy for camper cabins is consistently high around the state, demand exceeding availability. The camper cabins are placed on existing campsites and guests utilize the campground restroom and showerhouse facilities.



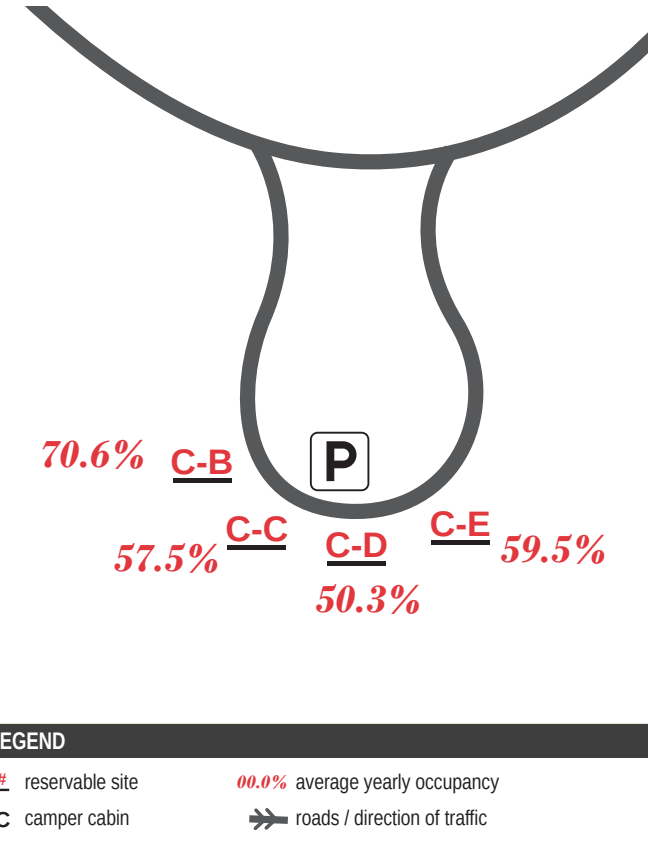
Camper Cabin Interior

B. WHAT IS THE COST OF THESE IMPROVEMENTS?

Missouri State Parks uses recently bid projects and designers' estimates to calculate project costs.

Camper Cabins (6)	\$450,000
Site Development	\$245,097
Design and Bidding	\$82,762
15% Contingency	\$93,838
TOTAL PROJECT COST	\$871,697

The map below is a portion of Mark Twain State Park's campground map, depicting the average percentage of occupancy per site for May through Sept. of 2020.



C. WHAT IS THE REVENUE THAT WILL BE GENERATED BY THESE IMPROVEMENTS?

Basic campsites rent for \$13 a night. The new camper cabin units will rent for \$70 a night. The increased rate and use of the camper cabins will generate an annual revenue of nearly \$54,700.

CALCULATION FOR APPROXIMATE ADDITIONAL REVENUE	
Number of New Lodging Units	6
Rate Per Night	\$70
Average Annual Revenue Generated	\$56,670
Less Revenue of Existing Sites	(\$1,976)
TOTAL APPROXIMATE REVENUE GENERATED	\$54,694